

Bath & North East Somerset Council		
MEETING/ DECISION MAKER:	Cllr Manda Rigby – Cabinet Member for Communications and Community	
MEETING/ DECISION DATE:	On or after 25 th October 2025	EXECUTIVE FORWARD PLAN REFERENCE:
		E 3657
TITLE:	Public consultation on draft character appraisal, proposed boundary changes and management proposals for the Radstock Conservation Area.	
WARD:	Radstock, Westfield, Peasedown, Bathavon South	
AN OPEN PUBLIC ITEM		
List of attachments to this report:		
Appendix 1: Draft Radstock Conservation Area Character Appraisal		
Appendix 2: Radstock CACA draft character appraisal buildings map		
Appendix 3: Radstock CACA draft character appraisal trees and green spaces map		
Appendix 4: Radstock CACA proposed boundary changes map		
Appendix 5: Radstock CACA proposed character areas map		
Appendix 6: Equalities Impact Assessment		
Appendix 7: Risk Assessment		

1 THE ISSUE

- 1.1 A draft conservation area character appraisal and management proposals have been prepared for the Radstock Conservation Area, to replace the existing character appraisal published in 1999. This includes proposed changes to the boundary of the conservation area. Drafting the appraisal has involved internal liaison with the relevant council services and external liaison with the relevant town and parish council.
- 1.2 Once finalised the appraisal will support development management decisions regarding the conservation and enhancement of local character, as well as informing current and future council strategies. This report seeks approval to undertake public consultation on the draft conservation area character appraisal.
- 1.3 The updated draft conservation area character appraisal has been undertaken now in parallel with and to help inform the Local Plan Options document as

Radstock Conservation Area is one of the largest conservation areas in the Council's area and the existing appraisal is out of date.

2 RECOMMENDATION

The Cabinet Member is requested to;

- 2.1** Agree that the Draft Radstock Conservation Area Appraisal, proposed conservation area boundary change, and management proposals, are issued for public consultation. The six-week public consultation shall be carried out from November to December 2025.

3 THE REPORT

- 3.1** Conservation area character appraisals provide the justification for designating an area as a conservation area by defining its special architectural and historic interest. They also provide an opportunity to review existing designations and as part of the process to involve local communities in maintaining the character that gives such areas their local distinctiveness and special qualities.
- 3.2** In response to this statutory requirement, a conservation area character appraisal has been drafted for the Radstock Conservation Area, to replace the existing appraisal published in 1999. A review of the conservation area boundary was included in the scope of work.
- 3.3** The draft documents are now completed for public consultation. They follow Historic England guidance, and for each of the conservation areas include:
- An assessment of the special historic and architectural interest and character
 - A description of the architectural qualities
 - Recommended boundary changes
 - Opportunities for enhancement
 - Recommended management proposals
 - A record of community involvement
 - An explanation of the planning policy context
 - References for policy and guidance
- 3.4** Management proposals have been drafted which will inform future opportunities in the conservation area, including any improvement and enhancement proposals.
- 3.5** The draft appraisal, management proposals and associated maps have been developed in liaison with key internal stakeholders, and externally with the Radstock Town Council, and Westfield and Peasedown Parish Councils.
- 3.6** The work is being undertaken within existing staff budgets, and this report seeks permission to undertake a six week public consultation on the draft appraisal from November to December 2025.

4 STATUTORY CONSIDERATIONS

- 4.1** Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("Act") places a duty on local authorities 'to formulate and publish proposals for

the preservation and enhancement of any parts of their area which are conservation areas.’ Conservation area character appraisals are widely accepted as the means for fulfilling that duty.

- 4.2 Section 69(2) of the Act states: “It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly”. The proposed changes to the boundaries of the various conservation areas are proposed pursuant to that duty.
- 4.3 In addition, Paragraph 204 of the National Planning Policy Framework expects local authorities to justify conservation area designations in terms of their special architectural or historic interest. Conservation area character appraisals are the means by which the special interest can be set out.

5 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

- 5.1 The appraisal is being prepared within existing staff budgets.

6 RISK MANAGEMENT

- 6.1 A risk assessment related to the issue and recommendations has been undertaken, in compliance with the Council's decision-making risk management guidance.
- 6.2 There is a risk to the council associated with not undertaking a public consultation process. No other risks have been identified at this stage.

7 EQUALITIES

- 7.1 Pursuant to the public sector equality duty, an Equality Impact Assessment (EqIA) has been carried out for the Draft Radstock Conservation Area Character Appraisal. The key findings are summarised below:
- The intention of the appraisal is to support development management decisions regarding the conservation and enhancement of local character, for the benefit of all groups.
 - The appraisal does not directly address equalities groups such as age, race, sex, sexual orientation, gender reassignment, religion / belief, marriage / civil partnership, as the objective of the appraisal is to support development management decisions regarding the conservation and enhancement of local character, for the benefit of all groups in society.

8 CLIMATE CHANGE

- 8.1 The appraisal will support development management decisions regarding the Radstock Conservation Area, in accordance with policies in the Local Plan that address the Climate Emergency.

9 OTHER OPTIONS CONSIDERED

- 9.1 None.

10 CONSULTATION

10.1 The preparation of the draft appraisal has been undertaken in consultation with various council officers, including S151 Officer and Monitoring Officer , as well as parish and town councils.

10.2 This report recommends approval to undertake public consultation on the draft Radstock Conservation Area Character Appraisal A consultation statement will then be prepared setting out the details of the consultation, a summary of the responses received, and Council comments on each of the key issues raised.

Contact person	Holly Rowland, Conservation Officer 01225 477086
Background papers	Please see the list of attachments above which will be available for inspection during the consultation period on the council's planning policy web site. Hard copies will be available for inspection during the consultation period.
Please contact the report author if you need to access this report in an alternative format	